

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, November 21, 2024

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Jim Riggs

Brigette Roehr

Debbie Radakovich

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Ed Hennessy, Bob Nachtrieb, Ralph Bias, Brigette Roehr, Jim Riggs and Debbie Radakovich

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Planner Jayne Bernhard, Planner Ray Heitner, and Planner Helen Miller

Deputy Public Works Director Sean Mikos arrived at approximately 2:30 P.M.

APPROVAL OF MINUTES

Zoning Board of Appeals Meeting Minutes 10-17-24 [TMP-7885](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 10-17-24.pdf](#)

A motion was made by Brigette Roehr, seconded by Ralph Bias, to approve Zoning Board of Appeals Meeting Minutes 10-17-24. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2024-53: A Special Use Permit to allow an automotive repair business, located at 206 S. Boulder Avenue. (COUNCIL DISTRICT #5) [TMP-7902](#)

PETITION 2024-54: A Variation to allow an automotive repair business to be located within 100 ft. of a residential zoning district, located at 206 S. Boulder Avenue. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2024-53 2024-54 \(206 S Boulder Ave\) Staff Report Packet](#)

Planner Jayne Bernhard read the staff report into the record. Petitioner Kamil Szanjnowski appeared on behalf of the petition. Mr. Szanjnowski responded to the Board’s questions about business work performed and access to the

property. No one spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Brigette Roehr, to approve PETITION 2024-53: A Special Use Permit to allow an automotive repair business, located at 206 S. Boulder Avenue. (COUNCIL DISTRICT #5)

PETITION 2024-54: A Variation to allow an automotive repair business to be located within 100 ft. of a residential zoning district, located at 206 S. Boulder Avenue. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr and Riggs

Nay: Radakovich

PETITION 2024-55: A series of Variations to allow signs that exceed the maximum permitted height and to allow an increase in total sign area for the property, located at 311 N. Ottawa Street. (COUNCIL DISTRICT #5)

[TMP-7899](#)

Attachments: [2024-55 \(311 N. Ottawa Street\) staff report packet](#)

Ms. Bernhard read the staff report into the record. Petitioner John Bays and Lino Carrillo with Express Signs & Lighting Maintenance appeared on behalf of the petition. In response to the Board's questions, there was a brief discussion about sign illumination, tenants, parking, and building renovations. No one spoke in favor of or in opposition to the petition.

A motion was made by Jim Riggs, seconded by Ralph Bias, to approve PETITION 2024-55: A series of Variations to allow signs that exceed the maximum permitted height and to allow an increase in total sign area for the property, located at 311 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

PETITION 2024-56: A Special Use Permit to allow community health offices, an R-B (restricted business) use, in an I-1 (light industrial) zoning district, located at 2705 McDonough Street. (COUNCIL DISTRICT #5)

[TMP-7903](#)

Attachments: [ZBA 2024-56 \(2705 McDonough St\) Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Petitioner Ben Stortz appeared on behalf of the petition. In response to Mr. Bias's question about building ownership, Mr. Stortz responded. No one spoke in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve PETITION 2024-56: A Special Use Permit to allow community health offices, an R-B (restricted business) use, in an I-1 (light industrial) zoning district, located at

2705 McDonough Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

PETITION 2024-57: A series of Variations to reduce the required side yard and corner side yard to allow construction of a new residence, located at 1150 Norley Avenue. (COUNCIL DISTRICT #2) [**TMP-7904**](#)

Attachments: [ZBA 2024-57 \(1150 Norley Avenue\) Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Gina Hensley appeared on behalf of the petition. In response to the Board's questions, Ms. Hensley briefly explained the property would be a rental with a basement. No one spoke in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve PETITION 2024-57: A series of Variations to reduce the required side yard and corner side yard to allow construction of a new residence, located at 1150 Norley Avenue. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

PETITION 2024-58: A Variation of Use to allow a contractor shop, a B-3 (general business) use, in an R-2 (single-family residential) zoning district, located at the Southwest Corner of Woodruff Road and McKay Street. (COUNCIL DISTRICT #4) [**TMP-7900**](#)

Attachments: [ZBA 2024-58 Staff Report Packet](#)

Ms. Bernhard read the staff report into the record. Petitioner James Foster appeared on behalf of the petition. In response to the Board's questions, Mr. Foster briefly described the house and contractor shop site plans. No one spoke in favor of the petition. Birdie Wright and Anna J. Shelby, area residents, spoke in opposition to the petition. Mr. Foster briefly discussed rental trailers on the property.

A motion was made by Ralph Bias, seconded by Brigette Roehr, to approve PETITION 2024-58: A Variation of Use to allow a contractor shop, a B-3 (general business) use, in an R-2 (single-family residential) zoning district, located at the Southwest Corner of Woodruff Road and McKay Street. (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Hennessy, Nachtrieb, Bias, Roehr, Riggs and Radakovich

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.